

STAFFORD COUNTY SCHOOL BOARD

Agenda Consideration

TOPIC: Award of Contract; A/E
Design Services - ES2008

ITEM NO.: 10A

PREPARED BY: Scott Horan,
Executive Director
Planning & Construction

MEETING: April 12, 2006
ACTION DATE: April 25, 2006
INFORMATION ONLY:

Andre' A. Nougaret,
Assistant Superintendent
for Support Services

ACTION REQUESTED BY THE SUPERINTENDENT: That the School Board approve the award of a professional service contract in the amount of \$X to Moseley Architects of 50 West Market Street, Harrisonburg, VA 22801 for A/E design in support of ES2008.

KEY POINTS:

1. SCPS enrollment projections have identified a requirement for a new elementary school to open in September 2008 supporting projected growth in the southern portion of the county. At the July 2005 retreat, School Board members received a detailed briefing on the future development/use of the Gari Melchers Complex including the feasibility of constructing either SCPS elementary school prototype at the complex. On September 13, 2005 the School Board selected the Gari Melchers Complex for the site of ES2008.
2. On November 15, 2005 the School Board approved the Moseley Architect single-story elementary school prototype to be used for ES2008. This design has been used many times throughout the county including, RRES, KWBES, MBES, CES and ES2006. On January 24, 2006 the School Board reaffirmed their approval of the Moseley Architect single-story prototype.
3. The Moseley Architect single-story prototype is roughly 88,000 sf and is designed for a 950-student capacity. The planning milestones for ES2008 are as follows:

- | | |
|-------------------------------------|------------|
| - Award Design Contract | April 2006 |
| - Design Kick Off Meeting | May 2006 |
| - Site Plan Submittal to County TRC | Aug 2006 |
| - Site Plan Approval by County TRC | Dec 2007 |
| - Advertise Project | Dec 2007 |
| - Open Bid | Feb 2007 |
| - Award Project | Mar 2007 |
| - Initiate Project Construction | Apr 2007 |
| - Substantial Completion | Jun 2008 |
| - Furniture Delivery | Jul 2008 |
| - Staff Move In | Aug 2008 |
| - School Opens | Sep 2008 |
| - Final Completion | Oct 2008 |

4. Staff has met with Moseley Architects on several occasions and are close to negotiating a final design fee to site adapt the single-story ES2006 prototype to the Gari Melchers Site. The design fee will include all architectural, civil, structural, mechanical and electrical design and construction administrative services, incorporation of minor code changes, incorporation of minor owner approved programmatic changes and incorporation of lessons learned and efficiencies from previous construction efforts. The design fee will also includes Value Engineering recommendations, integrating High Performance Building concepts and Leadership in Energy and Environmental Design (LEED) standards within the design.
5. Staff recently conducted a Value Engineering Study on the Moseley single-story prototype and is in the process of reviewing the study recommendations. Staff plans to present the study recommendation with staff comments to the School Board in May 2006.
6. Moseley Architect's team will consist of Timmons Group for Civil, Hanover Engineers for Structural, Lawrence Huber for Food Service and Hurd & Obenchain for Mechanical/Electrical/Plumbing.
7. The total project cost identified in the FY07-12 CIP is \$22,260K. Current construction budget is \$18,700K.
8. Staff is utilizing a prototype design from Moseley Architects for this effort and therefore did not develop or advertise an RFP for design services. This "sole source" application has been approved by the Stafford County Purchasing Department.
9. If approved by the School Board, staff plans to award the professional services contract and issue a notice to proceed in May 2006. A design kick off meeting will be scheduled in early May 2006.

SCHOOL BOARD GOAL: #5 – Provide facilities that promote student learning and and community support.

#7 – Provide school environments where teachers are safe to teach and students are safe to learn

FUNDING SOURCE: VPSA – ES2008

AUTHORIZATION REFERENCE:

February 2006

Stafford County School Board Policy 4-12
Stafford County School Board Policy 4-29